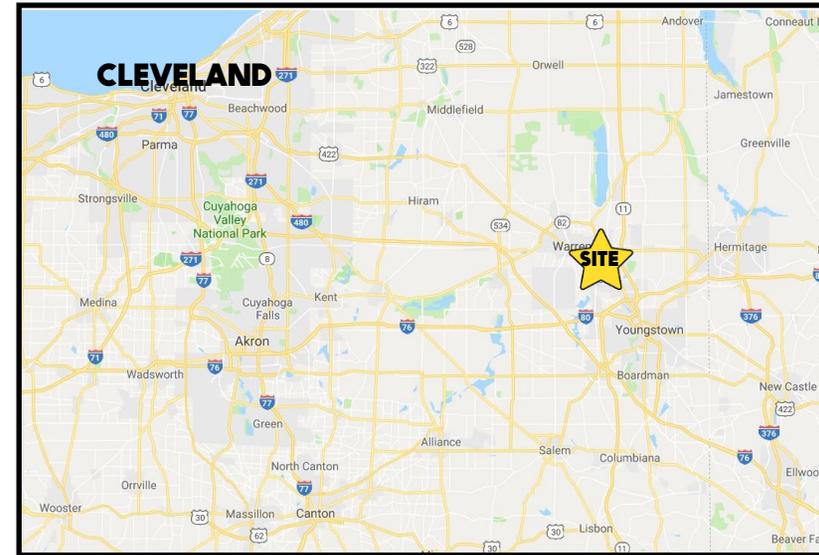


## LOCATION

455 Elm Rd NE, Warren, OH 44483



## HIGHLIGHTS

- Well maintained retail building on main commercial strip
- Less than 1 mile from City of Warren's CBD
- Just down the road from Warren City Schools; \$40M recreation and wellness center and High School
- 2 curb cuts for great access

## TRAFFIC

Elm Rd = 10,176 VPD

## CONTACT

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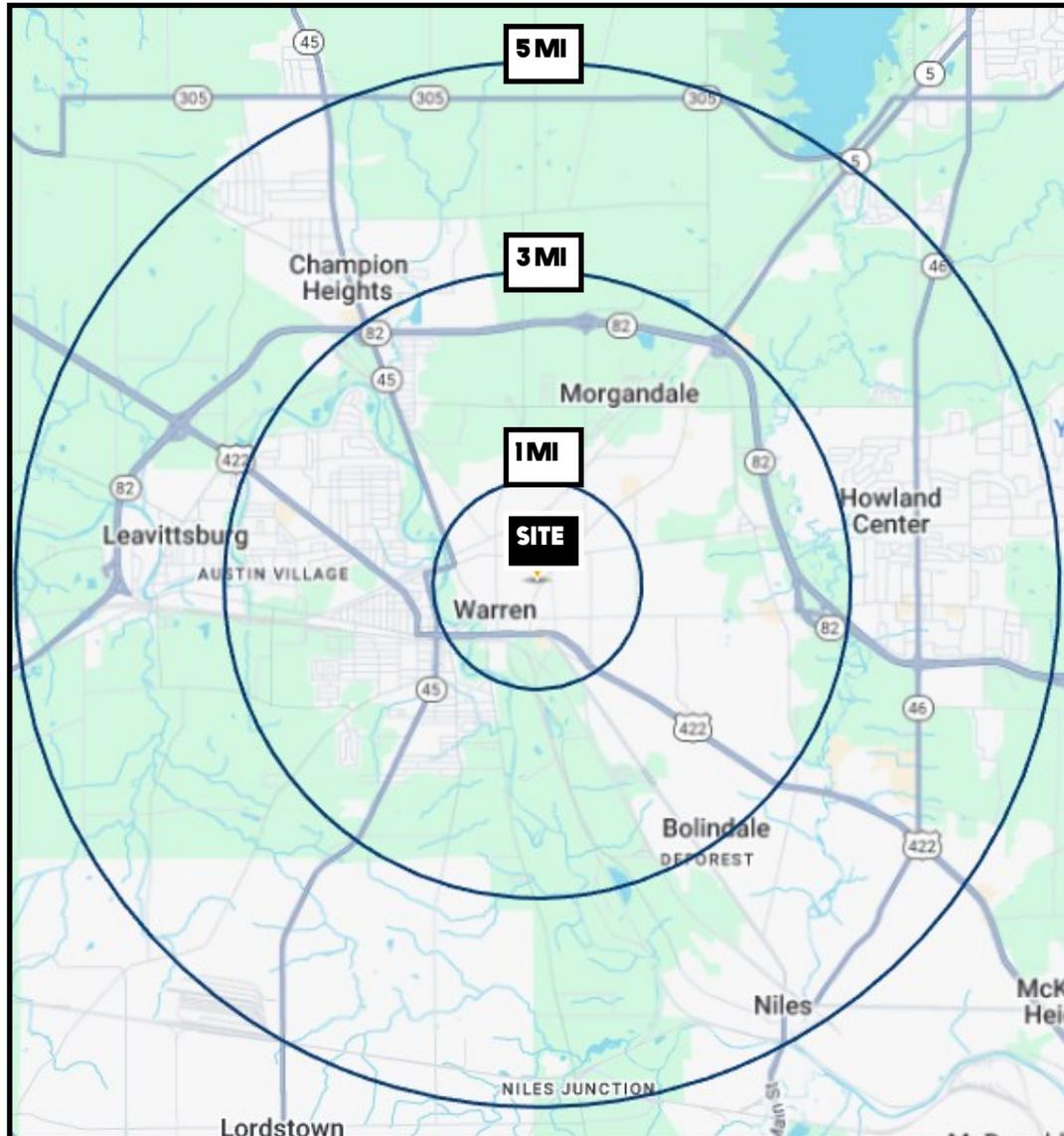
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	8,222	45,217	81,775
<b>HOUSEHOLDS</b>	3,835	20,401	36,347
<b>MEDIAN AGE</b>	37	40	42
<b>AVERAGE HH INCOME</b>	\$38,121	\$45,530	\$58,250

**SITE INFORMATION**

<b>LOCATION</b>	Warren City Trumbull County
<b>PROPERTY TYPE</b>	Retail
<b>PARCELS</b>	38-333000, 38-332700, 38-333100
<b>SIZE</b>	8,056 SF on .65 acres
<b>YEAR BUILT</b>	1939, renovated 1983
<b>REAL ESTATE TAXES</b>	\$3,929
<b>PRICE</b>	\$299,000

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